

**Zoning Board of Adjustment
1200 Mountain Ave., Middlesex, NJ 08846
Regular Meeting Minutes
July 1, 2015
7:30 PM**

1. Call to Order

Acting Chairperson Thompson called the meeting to order at 7:36pm.

2. Open Public Meeting Act Statement

Acting Chairperson Thompson read the Open Public Meeting Act Statement.

3. Roll Call

Upon the call of the roll the following members were present:

John Anello Dec/2016 [present]	Guy Hoyt Dec/2017 [present]
Leonard Jackson Dec/2017 [present]	Anthony Thompson Dec/2018 [present]
Phil Lopa Dec/2015 [present]	Anthony Vietri Dec/2015 [present]
Joseph McNulty Dec/2016 [present]	Sean Johnson Dec/2015 [present]

Also present was substituting Board Attorney, Ms. Kelly Carey, Bob Bucco Jr. Zoning Board Engineer and Uzo Ahairakwe, Board Planner.

4. Minutes

Member Vietri made a motion to accept the June17, 2015 meeting minutes, seconded by Member Anello. Vote: All in favor. Motion passed.

5. Old Business

**Z2015-04
Kyle and Amy Flood
351 Grant Ave
Block 109 Lot 12**

Memorialize Resolution

Member Anello made a motion to approve the Resolution with terms defined in Resolution, seconded by Member Hoyt, Vote: Member Anello-yes, Member Hoyt-yes, Member Jackson- abstain, Member Vietri-yes, Member Lopa- abstain, Member Thompson-yes, Member Johnson-yes. Motion passed.

**Z2015-02
Union Plaza LLC
619 Union Ave
Block 80 Lot 4**

Use Variance

Mr. Don Whitelaw stated that he would be representing the applicant for the use variance and preliminary and final site plan.

Mr. Whitelaw stated that the applicant is going to bifurcate the application to get the use approval then will return to the Board to get the site plan approvals.

Mr. Whitelaw stated that there are multiple buildings on the property with the front building been approved in 1986.

Mr. Whitelaw stated that the front building is a two story building with the second floor office that the owner has not been able to rent so he wants to turn the space into two apartments.

Mr. Whitelaw stated Roger DeNiscia, Planner and Ira Alpert owner of the property are also in attendance.

Member Lopa questioned the variance needed on the property.

Ms. Carey answered Member Lopa's question.

The Board accepted Mr. DeNiscia qualifications as he has appeared in front of the Board on numerous occasions.

Mr. DeNiscia presented a two sided photo board that was entered as Exhibit A1 and A2.

Exhibit A1 shows 2 aerial photographs of the site and a sample floor plan.

Exhibit A2 shows 8 photographs of the site.

Mr. DeNiscia described the site as

- long and narrow
- 115ft width and 667 depth
- 1.7 acres, having a 1800 sq ft office on the second floor of building#1 that is vacant
- parking area with a single access way
- series of buildings that house a credit union and a day care
- 40 parking spaces that currently ½ parking spaces are used,
- 3 landscaped areas on the site
- total of 12,666 sq ft
- second floor of building #1 in disuse and underutilized

Mr. DeNiscia described the (2) two bedroom apartments that would be 750 sq.ft. each.

Mr. DeNiscia spoke about the critical planning need, the master plan with having a variety of housing, underutilized properties.

Mr. DeNiscia stated that this is a separate building with a separate parking area, with 4 parking spaces to be reserved at Building #1.

Mr. DeNiscia spoke about the zoning for the site, 1 and 2 family, professional and general business uses.

Mr. DeNiscia stated that no other buildings on the site were to be changed only building#1.

Mr. DeNiscia referenced another site in the RT zone that has a business and apartment over the business.

Member Anello questioned the waivers that were requested on the site plan.

Mr. Whitelaw explained that originally the application was submitted with the waivers then after the Planner and Engineer review letters the applicant decided to bifurcate the application as not to spend money on a full site plan if the use was not going to be permitted.

The Board Engineer and Board Planner had no objections with the Board granting the use variance.

Member Thompson questioned the traffic on the site.

Member Anello made a motion to allow the use variance subject to the site plan, seconded by Member Lopa. Vote: Member Anello- yes, Member Hoyt-yes, Member Jackson- yes, Member Vietri-yes, Member Lopa-yes, Member Thompson-yes, Member Johnson-yes. Motion passed.

6. Board Member Comments

Member Thompson asked the Board members to review the letter to the Governing Body from the Zoning Board.

Member Lopa nominated Anthony Thompson as Chairperson of the Zoning Board, seconded by Member Hoyt. Vote: All in favor. Motion passed. Anthony Thompson will serve as Chairperson.

Chairperson Thompson nominated John Anello as Vice Chairperson of the Zoning Board, seconded by Member Vietri. Vote: All in favor. Motion passed. John Anello will now serve as Vice Chairperson of the Zoning Board, giving up the Secretary position.

The Board tabled the nominations for the Secretary position until the next meeting.

There being no further business Member Anello made a motion to adjourn the meeting at 8:40pm, seconded by Member Johnson. Vote: All in favor. Meeting adjourned.

Secretary

Clerk